



TOWN OF ERIE NEWS FLASH

News & Announcements

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Board of Trustees Retreat Update #1: Population Forecasts

This is the first in a series of four updates. The second update will focus on debt management followed by public safety and communication & transparency.

In advance of our spring Board of Trustees retreat I asked the Town Administrator to prepare a presentation that would include a perspective on the 2005 Comprehensive Plan; maximum number of residential dwelling units approved to date; maximum dwelling units the 2005 Comprehensive Plan would allow for properties not already approved; building permit forecasts and corresponding population forecasts.

Why did I ask this? I wanted the Board to understand how we were tracking with the 2025 population forecast of 40,680 that was included in the 2005 Comprehensive Plan. As it turns out, we are not growing as fast as predicted a decade ago. We would have to approve over 600 building permits a year to reach that goal. By comparison, we budgeted for 350 building permits in 2014 and 400 permits this year.

Erie's growth was envisioned and planned for years ago. Here are residential and population forecasts staff shared with the Board during the retreat:

- Prior to the 2005 Comprehensive Plan Update, 11,781 dwelling units had been approved. Calculating 2.79 residents per household would result in a future population of 32,869.
- From 2005 to 2010, the Board of Trustees approved 4,348 additional units (12,131 additional residents).
- Between 2011 and 2015, the Board approved 3,332 additional units (9,296 additional residents).
- Future population estimate based on maximum number of dwelling units: 54,300
- Staff also provided an estimate of other properties that are at various stages in the development review process. Rather than include the maximum number allowed by the 2005 Comprehensive Plan, staff made the calculation based on 60% of the maximum number of dwelling units



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allowed. Based on this calculation, Erie's future population could increase by approximately 20,000 for a total population of approximately 74,000. Obviously, if we were to use a formula based on 100% of what the Comp Plan envisioned – that final number would be much higher.

Much of what we are dealing with now we inherited. But we can't drive down the road staring in the rearview mirror. Our failure would be to not adequately plan for and respond to the service and related needs of a growing population. That's why I believe our objective from this point forward should be, that no matter what the number of households; no matter what the population; we need to ensure the Town continues to provide quality services and Erie remains a desirable place to live.

Please note: the Board will be meeting in Study Session on June 30th to further review this information in more detail; discuss debt service and potential changes to the 2005 Comprehensive Plan.

Board of Trustees Update #2 will focus on debt management.

Sincerely, Mayor Tina Harris